

**Mount Vernon Master Plan
Development Committee Meeting
2-28-12**

Minutes

1. Update on Infill Development Schematics

- a. Consultants Cho Benn Holback + Associates is completing a matrix of the development restrictions for the 5 selected sites, including the existing Urban Renewal Plan and CHAP restrictions and the draft new Zoning Code. The final copy will be distributed to the Committee via email.
- b. Notification will be sent to the property owners of the selected sites so they are aware of the process.

2. TransForm Baltimore Update

- a. The Planning Department is finalizing the public comments on draft 2 of the new Zoning Code and making changes as necessary ahead of the introduction of the new Zoning Code to City Council for adoption.
 - i. The Council process will include additional public notification of all property owners and opportunities for changes to the introductory draft new Zoning Code (minimum of 9 month process).
 - ii. More information about TransForm Baltimore process is available on our website: www.rewritebaltimore.org
- b. General approach to zoning mapping in Mount Vernon
 - i. Incorporated the Mount Vernon Height Limits map (from the URP and CHAP Design Guidelines for New Construction) into the Zoning Code, so regardless of what the height limit of the underlying zoning it will be governed by the existing height limits
 - ii. For uses, the general categories mapped in Mount Vernon are:
 - 1. C-1 Main Street Commercial
 - 2. C-2 Urban Corridor Commercial
 - 3. O-R-2 High Density Office-Residential
 - 4. R-8 Rowhouse Residential

- c. Off-Street Parking
 - i. The new Zoning Code has the same off-street parking requirements for all districts except C-1 (Main Streets where off-street parking often not able to be provided) and C-5 (Downtown where you want to encourage transit ridership)
 - 1. 1 dwelling unit requires 1 off-street parking space
 - ii. Exceptions
 - 1. Process to allow parking sharing for mixed-use development
 - 2. Existing structures over 50 years old that have historically not provided parking do not need to provide off-street parking (encourages preservation and reuse, does not apply to the conversion of rowhomes into apartments)
 - 3. When the use of an existing structure is changed, the off-street parking requirement for the new use is the difference between that use and the last legally established use.
 - iii. There was discussion as to whether the off-street parking requirements were too strict and could potentially create a disincentive for development.
- d. Non-Conforming Uses
 - i. Non-conforming uses are uses that are legally established but are no longer permitted under the existing zoning
 - ii. The new code proposed clarifying the regulations for non-conforming uses by making all non-conforming uses that are vacated for 12 months extinguished.
 - iii. The Neighborhood Commercial Establishment use will allow for the reuse of storefronts in areas that are not commercially zoned with BMZA approval.
- e. Generally, there was a comfort level with the draft Zoning Code and the mapping

3. Survey

- a. Suggestions for information/questions to be included in survey for market analysis - the Department of Planning's Research and

Strategic Planning division will assist with survey methodology and incorporating the feedback into a market analysis.

- b. Potential survey questions/information
 - i. Importance of dwelling unit size?
 - ii. Location?
 - iii. Availability of parking (on-/off-street)
 - iv. Commercial/restaurant amenities?
 - v. Transit?
 - vi. Zipcar?

4. **Next steps**

- a. Next meeting is scheduled for **March 22 at 6:30pm** at Midtown Development Corporation's offices at 1228 N Calvert Street
 - i. Update on infill development schematic designs by Cho Benn Holback + Associates
 - ii. Presentation of existing CHAP and URP development restrictions